



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul, AICP
Director

Telephone (631) 324-2178
Fax (631) 324-1476

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TO: Planning Board

FROM: Eric Schantz *ES*
Senior Planner *JP*

RE: Springs Fireplace Car Wash - Site Plan/Special Permit
SCTM#300-145-2-11
238 Springs – Fireplace Road

Last Review Date: August 14, 2019

Items and Date Received: 08/20/19 Public comments – C. Ganitsch 08/26/19 Public comments – P. Italiano 08/28/19 Memo to A. Glenonn; RE: Request for determination 10/31/19 Applicant submission; cover letter re: Ten (10) copies of Saskas Surveying Co dated October 29, 2019. 12/11/19 Applicant submission; cover letter, re: ten (10) copies of Saskas Surveying Co. site plan/survey dated December 8, 2019

Background Information: Site plan application has been made to construct a 5,455 sq. ft. building along with associated parking, landscaping, drainage, sanitary & associated accessory structures to be utilized as part of a “major car wash” use, as defined in section 255-1-20 of the Town Code.

The property is situated along Springs – Fireplace Road in East Hampton and is zoned CI: Commercial Industrial. It is 100% un-cleared of natural vegetation. The neighboring properties to the west, east, north and south are also zoned CI: Commercial Industrial. The property is immediately adjacent to two (2) access points of the Town’s recycling center.

Issues for Discussion:

Scenic Easement Setback

The applicants have amended the site plan to provide a minimum 10’ setback from the required scenic easement along Springs – Fireplace Road. It appears that all applicable dimensional regulations have been met.

Car Wash Water Usage

The Board stated at the time of the last review that the Natural Resources Department would be contacted in order to determine what information pertaining to the car wash system should be required. The Planning Department spoke with Kim Shaw the Director of this department. She re-iterated a point made by the applicants that this is proposed as a closed system for water recycling, which is required in all of New York State. The Suffolk County Department of Health Services (SCDHS) has standards and monitoring policies that have been established to prevent groundwater contamination from the car wash operation. However, these are not published otherwise they would be attached to this memo.

The applicants have submitted an application to the SCDHS which is incomplete as of 2018. When the Office of Wastewater Management receives applications of this type (e.g. car wash, public swimming pools, hazardous materials storage, etc.) which deal with on-site storage of volumes of chemicals, they automatically route it to the Office of Pollution Control. Pollution Control checks whether or not the volume of materials on-site exceeds thresholds in Articles 6, 7 & 12 of the Suffolk County Sanitary Code. They do not conduct environmental review but only check for compliance with design and permitting.

The applicants previously submitted a memo from Z Wash Distribution LLC dated October 30, 2018 which addresses some of the functions of the washing mechanisms. It states that roughly 16% of the water used to wash each car will be lost mostly due to evaporation. This report also mentioned that roughly 11 Gallons of new (fresh) water would be needed per car.

Although most of the "lost water" would be through evaporation, there is a potential for run-off from water dripping from the cars. It is recommended that one or more catch basins and drywells with filters be provided in order to control residual water run-off from cars exiting the car wash. If the Board agrees, this should subsequently be reviewed by a licensed engineer.

Conclusion

In conclusion, the application appears to be otherwise complete at this time and ready to be scheduled for a public hearing, provided the Board does not require any additional information at this time.

ES

Planning Board Consensus

Is the application complete and ready to be scheduled for a public hearing?

Additional comments: _____

Additional Board Comments:
